

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Cameron Reeves

Request Rezone from Agricultural Residential-III
(AR-III) to Highway-Business (H-B)

Proposed Use Parking Lot

Size 2.07± acres

Zoning AR-III

Location On the north side of Holiday Road approximately 547
feet from its intersection with Lanier Islands Parkway;
a.k.a. 5747 Holiday Road; Tax Parcel 07329 001006.

Commission District Two

Planning Commission Date June 6, 2022

Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation: Approval
Vote: 4-0 (Pilcher absent)

Applicant Proposal

The applicant is seeking to rezone a 2.07± acre parcel from Agricultural-Residential-III (AR-III) to Highway Business (H-B) for development as an overflow parking area for his businesses in the area. The applicant has also submitted a conditional use request to be considered concurrently with the rezoning application for additional parking on other than the principal lot.

The narrative states that the property is currently a gravel lot on which he would like to park equipment, vehicles, trucks and trailers. Employees will use the lot to pick up the vehicles stored there, leaving their personal vehicles on-site during the day. Employees will typically access the property between 6:00am and 5:00pm but may need to access the site earlier at times. The narrative continues that there will be no work conducted onsite and it is for storage of vehicles only.

The applicant is also requesting a variance from §17.420.050.E of the Official Code of Hall County. §17.420 provides development standards for properties within the Gateway Corridors Overlay District (GCOD). The GCOD is supplemental to the underlying zoning district classifications and governs non-residential property development standards, including parking lot materials. Properties which fall within the GCOD requires that parking areas shall be paved with asphalt, concrete (or pervious materials

approved by the director.) A variance from the paving requirement has been requested as this property is not visible from Lanier Islands Parkway. Additionally, access to the property is from Holiday Road.

The applicant's narrative states that no other relief from the GCOD standards are requested, and plans to install a privacy fence all the way around the property, landscape and buffers, but paving would be cost-prohibitive. The applicant says that the intention is to further develop the property either commercially or residentially in the future.

History and Existing Land Uses

The subject property is zoned AR-III and is undeveloped. The parcel is recorded with the Hall County Clerk of Court in Plat Book 862 page 144. The property is bounded to the east by Holiday Road, with both residential and commercial properties located across the right-of-way. To the north is a commercial property located within the City of Buford and Lanier Islands Parkway. To the south is a Highway Business (H-B) zoned property, developed with a single-family residential home, located in unincorporated Hall County.

Part of the property also falls within the Gateway Corridors Overlay District (GCOD). The GCOD is supplemental to the underlying zoning district classifications and governs nonresidential property development standards, including signage.

Comprehensive Plan Land Use Designation

The future land use map shows the subject property as "Lake Area Residential" and within the Lake Supportive Corridor which includes low-density residential development and neighborhoods. Land use patterns are similar to Residential Areas, and there is orientation toward Lake Lanier in terms of development and flexibility in use of singlefamily homes. The area includes the 500-foot buffer around the lake, wherein properties have the potential to be zoned Vacation Cottage District in order for single-family homes to be used as short-term vacation rentals.

Future development will continue to be detached, single family homes at low densities in addition to less intensive agricultural uses that are found in the northwestern part of the area.

The primary land uses within the Lake Supportive Corridor are commercial uses that are boat related (boat sales, storage and equipment sales) or complement recreational use of Lake Lanier (such as non-franchise restaurants). The intent of the corridors in the Comprehensive Plan are to enhance and maintain well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods.

This use request is inconsistent with the Future Land Use Designation found in the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 13th 2022, Emily McGahee stated that there were no comments for this request.

Hall County Fire Services

The property is located approximately 2.7 miles from Hall County Fire Station #8, located at 6175 Gaines Ferry Road. The nearest fire hydrant is located to the rear of the subject property on Lanier Islands Parkway.

Hall County Public Works and Utilities

A memo dated May 19, 2022 from Srikanth Yamala, Director of Hall County Public Works and Utilities, provided the following comments:

Engineering

The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic Engineering

Driveway will need to be permitted by the City of Buford.

Utilities

No comment.

Hall County Tax Assessors No comments were provided.

Gainesville Water Resources (per GIS)

Per Hall County GIS, Public water is available to the property along Holiday Road and Lanier Islands Parkway

Georgia Department of Transportation

Parker Niebauer, District 1 Traffic Operations Supervisor, provided the following comment via email dated May 18, 2022: "If access is from Holiday Rd and no work is being done in GDOT R/W – no further coordination is required. If either of these conditions are not met, GDOT Coordination will be required."

Zoning Analysis

- The proposed use is not residential in nature and is not within the character described for the Lake Supportive Corridor designation.
 - The proposed use **is not** consistent with the Hall County Comprehensive Plan.
 - The request will provide additional parking for nearby businesses owned by the applicant for associated equipment and employees, in accordance with a conditional use permit as outlined in §17.350.100.
- Within the Highway Business (H-B) zoning district any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of chapter §17.210 are met.
 - The applicant is requesting to use the property of additional storage of equipment and vehicles related to his businesses.

- Within the Highway Business (H-B) zoning district parking on additional parking on other than principal lot is a conditional use subject to the approval of the Planning Commission.
 - The applicant has submitted a concurrent request for a conditional use permit.
- Per §17.240 of the Official Code of Hall County, the required setbacks for H-B are: 55 feet from center line of road or 30 feet from property line, whichever is greater, 20 feet from side property lines, and 10 feet from the rear property line.
 - No structures are proposed at this time.
- The subject property falls within the Gateway Corridor Overlay District (GCOD) and is subject to design standard for non-residential development including: architectural, buffering, landscaping and signage requirements.
- The GCOD provides guidelines for non-residential property development. The guidelines apply to both permitted uses and development standards. Within the GCOD, the following uses are prohibited: adult entertainment, junk yards, and billboard signs. Uses subject to the approval of the Hall County Board of commissioners (BOC) include self-storage warehouses, vehicle sales lots (new or used), automobile repair and maintenance, commercial outdoor recreation, car washes and outdoor storage.
 - The applicant has requested a variance from §17.420.050.E, which requires the paving of properties which fall within the GCOD to be asphalt, concrete (or pervious materials approved by the director.)
 - The applicant has requested this relief as this property is not visible from Lanier Islands Parkway and because access to the property is from Holiday Road.
 - The applicant's narrative states that no other relief from the GCOD standards are requested, and plans to install a privacy fence all the way around the property, landscape and buffers
 - The applicant says that the intention is to further develop the property either commercially or residentially in the future.
- Per §17.420.050.D.2.a of the Official Code of Hall County, along each street frontage there shall be a ten-foot wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The adjacent properties are commercially zoned and as such no buffer is required.
 - The applicant's site plan shows a 10 foot landscape strip adjacent to both Lanier Islands Parkway and Holiday Road.
 - This standard **is met**.
- Per §17.420.050.D.4.d of the Official Code of Hall County, outdoor storage or sales displays shall be prohibited from front yards except when permitted in the underlying zoning district and further authorized by a conditional use permit pursuant to the procedures of the Hall County Zoning Ordinance. Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall.
 - The applicant's narrative states that they intend to install a privacy fence around the entire property.
 - This standard **is met**.
- Per §17.420.050.E.3 of the Official Code of Hall County, all parking areas shall be paved with asphalt, or concrete.
 - The site plan shows a central gravel parking area for equipment, trailer, and truck parking with 96 standard vehicular parking spaces around the borders of the property. No specific spaces have been depicted within the gravel area.
 - The material for the 96 parking spaces is not labeled.
 - A **variance is necessary** for the use of gravel as a parking material.

- Per §17.420.050.E.4 of the Official Code of Hall County, each parking area of over 50 spaces shall include landscaped islands within the parking area equivalent to not less than five to ten percent with planning director discretion of the total paved area of the parking lot, not including pervious paving surfaces.
 - The site plan does not depict any parking lot landscape islands. ▪ This standard **is not met**.

Variances to the Official Code of Hall County

Staff recommends **denial** to the following variances:

1. §17.420.050.E.3 requires all parking areas to be paved with asphalt or concrete.

Staff Recommendation

Staff recommends **approval** of the applicant’s request subject to the following conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application.
3. The development shall be subject to the Hall County Development Review process and any improvements required shall be installed prior to the lot being used for parking and the storage of equipment.
4. The applicant shall coordinate with the City of Buford regarding commercial driveway permitting from Holiday Road.
5. The parking lot shall be approved for use by the applicant for overflow storage of business related equipment and materials and employee parking only. There shall be no leasing of spots for boats or RV storage.
6. There shall be no more than 9 semi-trucks parked on the site as 10 truck parking spaces requires review as a Development of Regional Impact (DRI) according to Rules of Georgia Department of Community Affairs, Chapter 110-12-3, Development of Regional Impact.
7. All conditions of zoning shall be made part of any plat created for the property.

Excerpts from the minutes of the June 6, 2022 meeting

Applicant’s Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Cameron Reeves, 5750 Holiday Road, Buford, presented the request. The applicant stated that he would like to park trailers from other businesses he’s involved with onto the property or lease it out to neighboring businesses to extend their parking space. The applicant stated that there was no visibility from Lake Lanier Boulevard since the property is up on a hill. The applicant stated he is willing to keep the number of tractor trailer parking under ten. The applicant stated that he is requesting for a variance for a gravel parking lot.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell questioned what kind of vehicles would be parked there. The applicant stated cars, trucks, and trailers. Mr. Braswell questioned if there were any issues following Gateway standards. The applicant stated that he will follow Gateway Standards with the exception of his request for a gravel parking lot if granted. Mr. Varner questioned if there would be reefer trucks and if so, will they be pulling loads. The applicant stated there could be depending who it's leased out to. Mr. Braswell questioned if the Use Subject could be applicant specific and expire in twelve months. Ms. Doveton stated that could be a condition if approved.

Motion: A motion to approve was made by Mr. Hunt and seconded by Mr. Bell. Vote: 4-0 (Pilcher Absent)